



## STAFF REPORT

**Report To:** Board of Supervisors      **Meeting Date:** November 7, 2024

**Staff Contact:** Hope Sullivan, Community Development Director

**Agenda Title:** For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 106, an ordinance amending various provisions governing land use, zoning and related administrative and regulatory requirements, limitations and processes. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Staff Summary: This is the second reading of an ordinance which, if enacted, will make various changes to the provisions governing land use and zoning in Carson City, as set forth in Title 18 of the Carson City Municipal Code ("CCMC").

**Agenda Action:** Ordinance - Second Reading **Time Requested:** 15 Minutes

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### **Proposed Motion**

I move to adopt, on second reading, Bill No. 106, Ordinance No. 2024-6.

### **Board's Strategic Goal**

Efficient Government

### **Previous Action**

October 3, 2024 (Item 14.A) - The Board of Supervisors ("Board") introduced, on first reading, the proposed ordinance with direction to staff to make certain revisions as discussed on the record.

October 19, 2023 (Item 5.A) - A joint meeting of the Board and the Planning Commission ("Commission") was held to review amendments to Title 18 Appendix of CCMC, as proposed by City staff. The Community Development Department and the District Attorney's Office received direction from the Board and the Commission to make modifications and further amendatory changes and to prepare a proposed ordinance for introduction by the Board at a later date, concurrently with all changes that were discussed and directed to be made at the March 3, 2023, meeting for Title 18 of CCMC.

March 3, 2023 (Item 5.A) - A preliminary, draft ordinance with proposed amendments to Title 18 of CCMC was presented during a joint meeting of the Board and the Commission for review, discussion and public input. The Community Development Department and the District Attorney's Office received direction from the Board and the Commission to make modifications and further amendatory changes to the proposed ordinance, which was anticipated to be brought back to the Commission and the Board at a later date after separate but interrelated changes could be made to Title 18 Appendix of CCMC, which sets forth development standards that run in parallel authority with the land use and zoning provisions of Title 18 of CCMC.

### **Background/Issues & Analysis**

Pursuant to direction from the Board and the Commission during their joint meeting on March 3, 2023, this proposed ordinance revises the administrative and regulatory framework for Title 18 of CCMC, which establishes provisions governing land use and zoning in Carson City. This proposed ordinance is a comprehensive reorganization of those provisions.

Existing provisions in each chapter of Title 18 of CCMC have been resequenced or revised for consistency in formatting and style and improved clarity. Substantive changes have also been made in accordance with revisions that were previously proposed by City staff or jointly proposed by the Board and the Commission. These changes include revisions to the definitions of terms that are used in Title 18 and Title 18 Appendix of CCMC; provisions relating to regulatory and enforcement authority over land use and zoning in Carson City; provisions governing the administrative process of reviewing, approving or denying applications for variances, permits, zoning amendments and other items pertaining to real property; provisions establishing zoning districts and permitted uses; provisions relating to the historic district in Carson City; provisions governing the Downtown Mixed-Use District; provisions governing hillside development; provisions regulating recreational vehicle parks; provisions for the extraction of minerals; and provisions relating to communication facilities and equipment that may be used on land. In addition, certain provisions have been repealed because they were determined to be obsolete, inaccurate or redundant as they are addressed by other provisions in CCMC, including certain provisions relating to group care facilities, child care facilities and bed and breakfast inns. Numerous non-substantive conforming changes were also made to ensure technical consistency in legislative language and the proper mechanics of all procedural functions related to land use and zoning, including, for example, administrative reviews and hearings.

The Board introduced the proposed ordinance at its October 3, 2024, meeting, with direction to staff to coordinate with the District Attorney's Office to make certain revisions as discussed on the record. This revised ordinance for consideration on second reading incorporates those changes.

A companion ordinance, related to this ordinance and which proposes various changes to the development standards set forth in Title 18 Appendix of CCMC, was also introduced on first reading on October 3, 2024, and is included in this meeting agenda for possible adoption on second reading by the Board.

### **Applicable Statute, Code, Policy, Rule or Regulation**

NRS Chapters 237, 244 and 278; Article 2 of the Carson City Charter

### **Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

### **Alternatives**

Do not adopt the ordinance on second reading, modify the ordinance or provide alternative direction.

### **Attachment(s):**

[Ordinance\\_FINAL\\_TITLE 18\\_ZONING\\_REVISION\\_SECOND READING.pdf](#)

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

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(Vote Recorded By)